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INDUSTRIAL PROPERTY FOR SALE OR LEASE

1031 N Redmond Rd, Jacksonville, AR



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Property Understanding

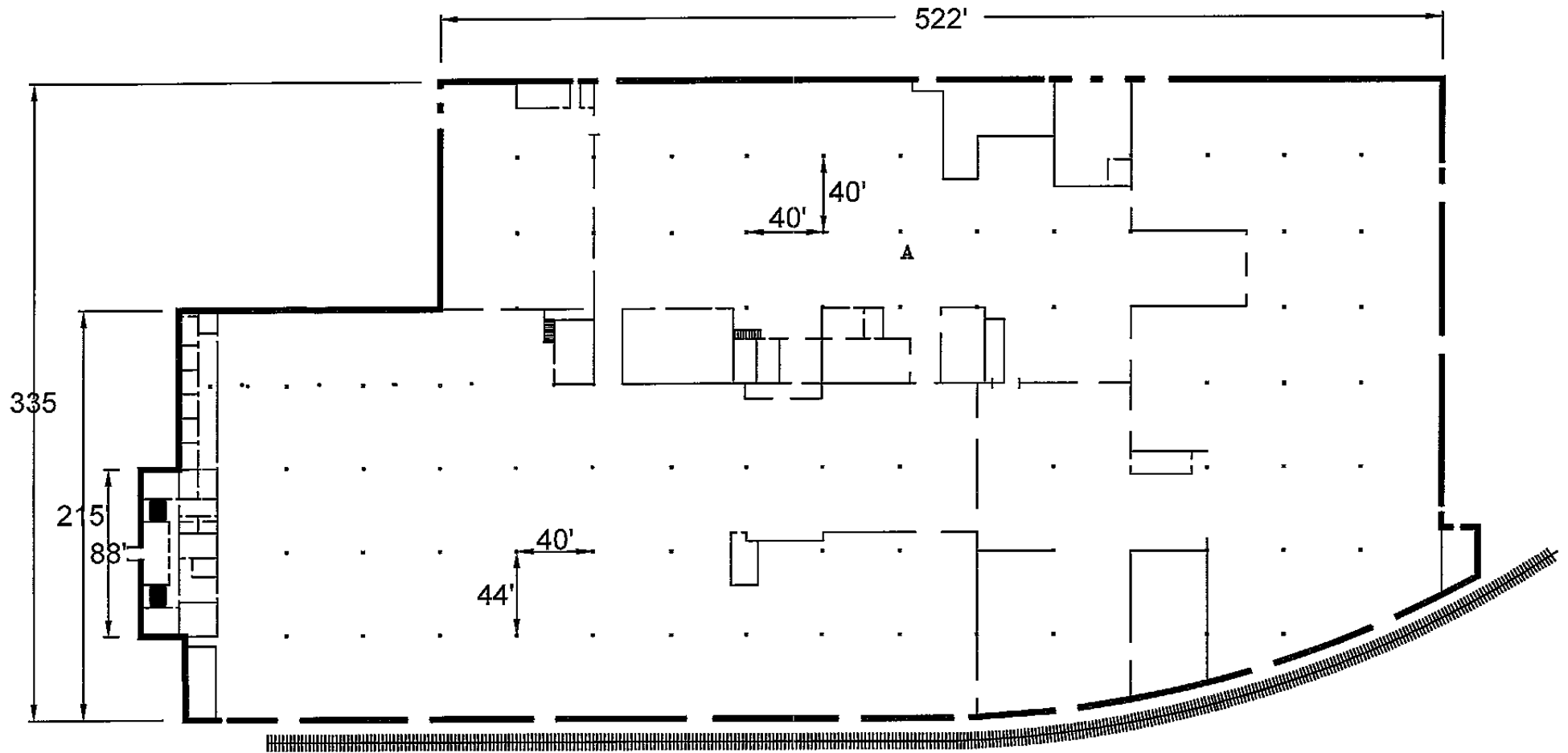
OVERVIEW

Offering	For Sale or Lease
Sale Price/Lease Rate	Contact Agent
Address	1031 N Redmond Rd, Jacksonville, AR 72076
Property Type	Industrial Office/Warehouse
Building & Lot Size	±222,300 SF ±12.06 Acres
Construction & Clear Height	Concrete Tilt Up 22'
Zoning	M-2; Heavy Industrial
Rail Doors	7 Rail Doors
Dock-High & Drive-In Doors	9 Dock-High Doors 2 Drive-In Doors
Parking	36 Surface Spaces

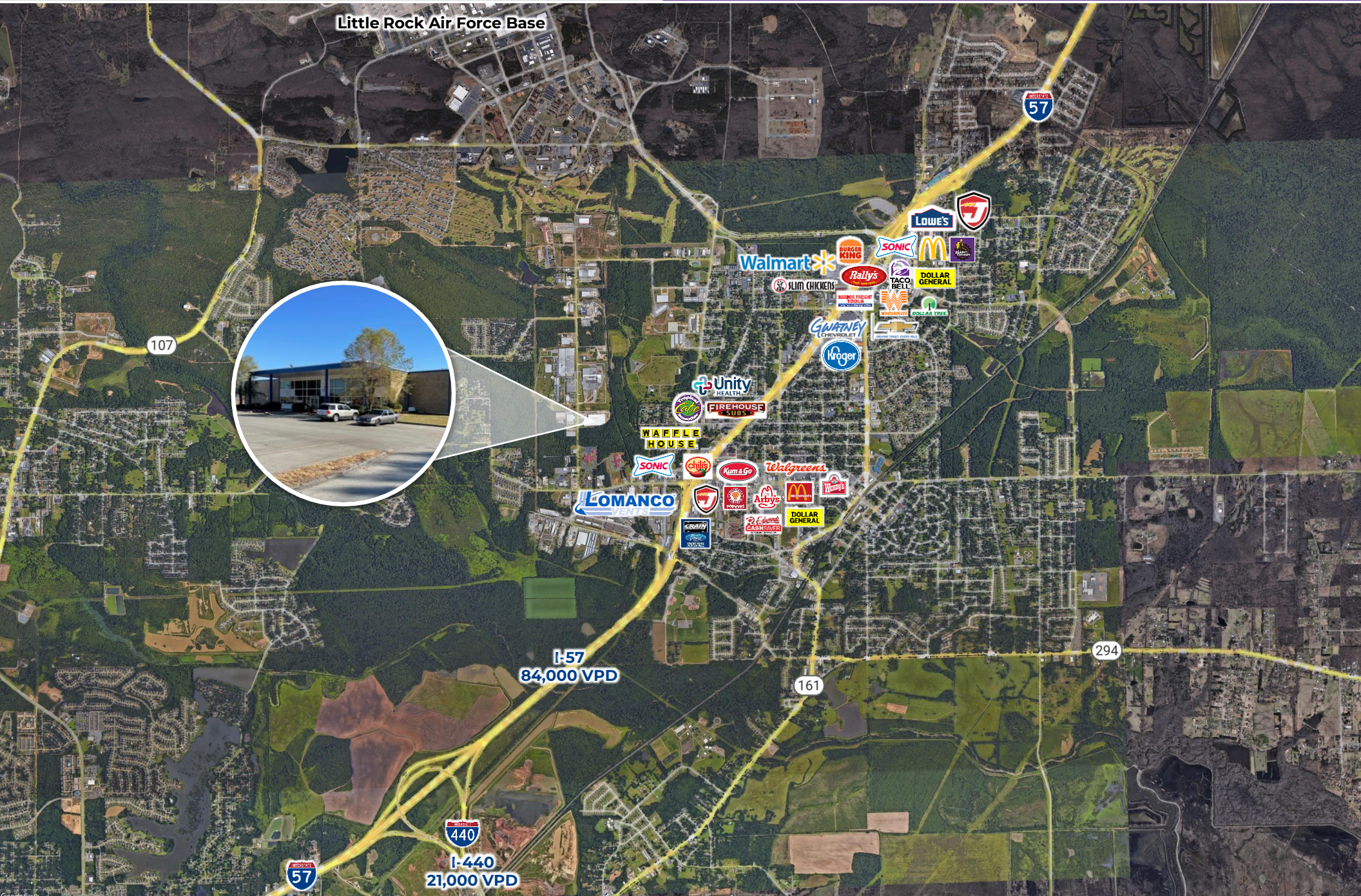
PROPERTY HIGHLIGHTS

- ±222,300 SF industrial/office facility on ±12.06 acres offering exceptional scale and flexibility for manufacturing, warehousing, distribution, and logistics operations.
- M-2 Heavy Industrial zoning supports a broad range of industrial uses with flexibility for manufacturing, fabrication, storage, and distribution.
- Strategically located less than 1.5 miles from I-57 and under 3 miles from the Little Rock Air Force Base.
- Rail-served property featuring an active rail spur and switch with Arkansas Midland Railroad, allowing efficient inbound and outbound freight transportation.
- Ownership has invested \$193,500 in capital improvements, including new roll-up truck doors, electrical upgrades with a new transformer, new office HVAC, fire sprinkler system upgrades, fresh exterior paint, and building-wide LED lighting.
- Expansive 12.06-acre site provides ample room for truck maneuvering, outdoor storage, equipment staging, and operational flexibility.
- Value-oriented industrial opportunity with substantial recent ownership investment already completed, allowing users to occupy a highly functional facility with reduced upfront capital costs.





A 19'2" under beam





Jacksonville, Arkansas



Located in the northeastern portion of the Little Rock metropolitan area, Jacksonville is one of Central Arkansas' most strategically positioned communities. The city sits along Interstate 57, providing direct access to Downtown Little Rock, the Port of Little Rock, Bill and Hillary Clinton National Airport, and major regional transportation corridors throughout the Mid-South.

Jacksonville is best known as the home of Little Rock Air Force Base, the nation's premier C-130 training installation and one of Arkansas' largest economic engines. The base generates approximately \$1.38 billion in annual economic impact, supports more than 7,600 jobs, and trains over 1,500 students annually, creating a stable employment base and driving consistent demand for housing, retail, and commercial development throughout the region.

The city's economy is anchored by employment in the military, manufacturing, healthcare, education, retail, and the public sector. Jacksonville continues to attract new businesses and investment, with the city reporting ongoing commercial expansion and new business openings throughout 2025. Local leadership has also prioritized industrial growth, recently securing state funding through the Arkansas Site Development Program to advance future industrial development opportunities.

The broader Central Arkansas region continues to experience steady job growth, record employment levels, and billions of dollars in new capital investment, creating favorable conditions for commercial and residential development.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	28,863	53,054	152,506
Households	11,420	21,293	62,903
Average Age	37.4	38.8	40.0
Average Household Income	\$66,408	\$76,355	\$79,222
Businesses	667	1,118	3,889

**Demographic details based on property location*

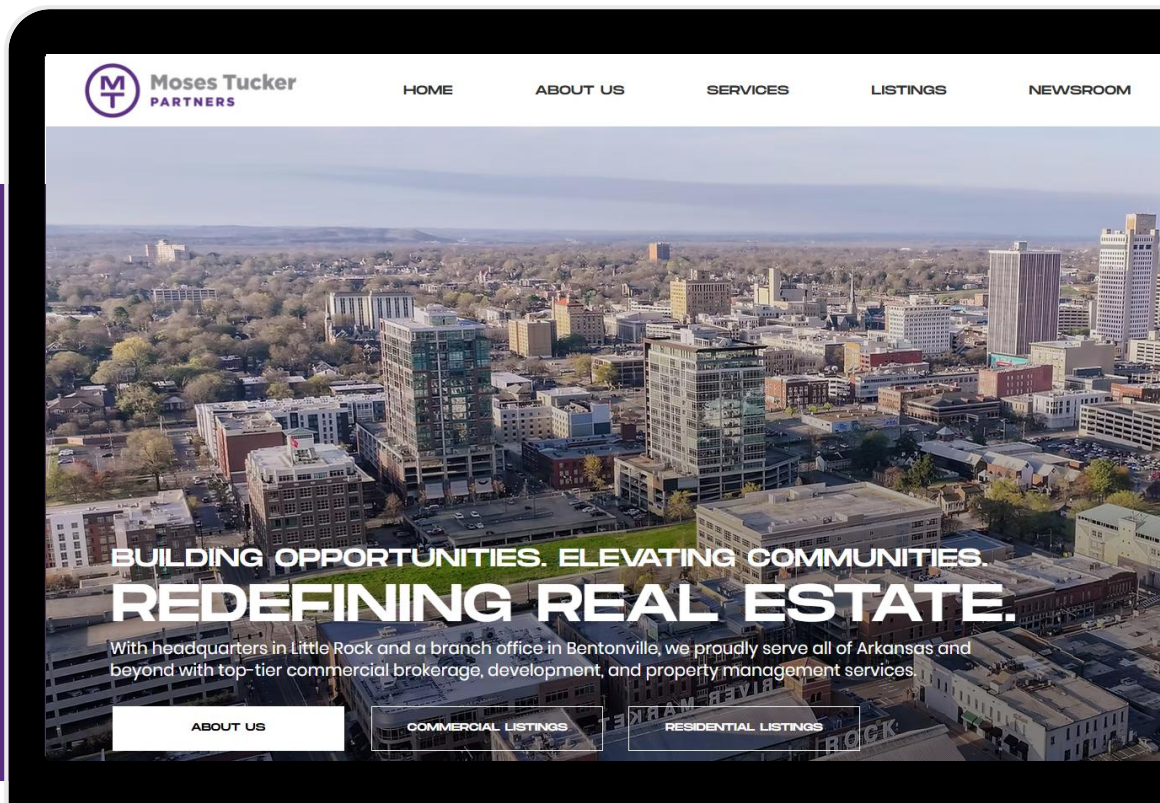
CONNECT

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